146.0	0002	0005.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	890,800 / 890,800
					USE VALUE:	890,800 / 890,800
					ASSESSED:	890,800 / 890,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
69		FISHER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HACIENDA SANTA RITA LP
Owner 2:	
Owner 3:	
Street 1:	44 WEATHERLY DR
Street 2:	
Twn/City:	SALEM
St/Prov:	MA Cntry: Own Occ: N
Postal:	01970-6630 Type:

PREVIOUS OWNER

Owner 1:	PERRIELLO GERALD & ANNE B -
Owner 2:	-
Street 1:	69 FISHER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .146 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1938, having primarily Vinyl Exterior and 2133 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6359.000	396,900	5,300	488,600	890,800
Total Card	0.146	396,900	5,300	488,600	890,800
Total Parcel	0.146	396,900	5,300	488,600	890,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.63 /Parcel: 417.63

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 95836

GIS Ref

GIS Ref

Insp Date 03/10/18

!11413!

PREVIOUS ASSESSMENT

Parcel ID 146.0-0002-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	396,900	5300	6,359.	488,600	890,800		Year end	12/23/2021
2021	101	FV	374,300	5300	6,359.	488,600	868,200		Year End Roll	12/10/2020
2020	101	FV	374,300	5300	6,359.	488,600	868,200	868,200	Year End Roll	12/18/2019
2019	101	FV	310,300	5500	6,359.	458,100	773,900	773,900	Year End Roll	1/3/2019
2018	101	FV	310,000	5500	6,359.	378,700	694,200	694,200	Year End Roll	12/20/2017
2017	101	FV	310,000	5500	6,359.	348,100	663,600	663,600	Year End Roll	1/3/2017
2016	101	FV	310,000	5500	6,359.	317,600	633,100	633,100	Year End	1/4/2016
2015	101	FV	276,700	5700	6,359.	311,500	593,900	593,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:28:34

LAST REV

Date	Time
07/11/19	17:11:59
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11413

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERRIELLO GERAL	56962-165		6/8/2011		694,000	No	No		
	18607-441		10/1/1987		273,000	No	No		Y

USER DEFINED

Prior Id # 1:	95836
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/11/2019	Mail Update	JO	Jenny O
3/10/2018	MEAS&NOTICE	HS	Hanne S
7/2/2012	Left Notice	MM	Mary M
11/13/2008	Meas/Inspect	163	PATRIOT
11/16/1999	Meas/Inspect	153	PATRIOT
6/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6359		Sq. Ft.	Site		0	80.	0.96	9									488,615						488,600	

Total AC/HA:	0.14598	Total SF/SM:	6359	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	488,615	Spl Credit		Total:	488,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	7 - Brick	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.16622412
Const Adj.:	0.99881005
Adj $ / SQ:	157.253
Other Features:	107374
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	487635
Depreciation:	90700
Depreciated Total:	396935

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

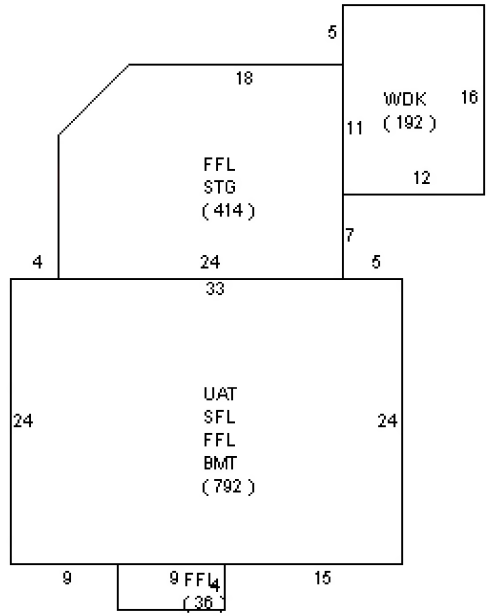
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	157.25
Special Features:	0	Val/Su Net:	109.34
Final Total:	396900	Val/Su SzAd	195.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,242	157.250	195,308
BMT	Basement	792	47.180	37,363
SFL	Second Floor	792	157.250	124,544
STG	Storage	414	6.480	2,681
UAT	Upper Attic	198	91.990	18,215
WDK	Deck	192	11.190	2,149

Net Sketched Area:	3,630	Total:	380,260
Size Ad	2034	Gross Area	4224	FinArea	2133
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 146.0-0002-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
12	Pool-Gunite	D	Y	1	12X20	A	AV	1988	29.23	T	24.8	101			5,300			5,300

More:	N	Total Yard Items:	5,300	Total Special Featues:		Total:	5,300